



**CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT ACTIVITY  
QUARTERLY REPORT**

**Part I — Development Applications**

**SECOND QUARTER 2008**

**ENVIRONMENTAL REVIEW**

Projects under environmental review during APRIL-JUNE 2008 include the following:

- 0   cases - Exempt from SEPA Review
- 4   cases - Determination of Non-Significance (DNS)
- 0   cases - Addendum to DNS
- 2   cases - Mitigated Determination of Non-Significance (MDNS)
- 0   cases - Addendum to MDNS
- 0   cases - Determination of Significance (DS)
- 0   cases - Environmental Impact Statement (EIS)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. DNS (May)	City of Tumwater Planning & Facilities City-Wide	Amendments to TMC Title 16 (Environment); amending provisions regarding non-conforming uses and structures located in required riparian buffer areas.
2. DNS (May)	City of Tumwater Planning & Facilities Properties in LI & ARI zones	Additions to TMC Title 18 (Zoning); adding design guidelines for certain structures in LI and ARI zones intended to mitigate visual appearance of large structures.
3. DNS (May)	Ritter Business Park, LLC 2310 Mottman Rd SW	Conditional Use Permit for 5 buildings to be used for warehousing. This is a portion of a retail and light industrial business park with 7 buildings & 28 condo units.
4. DNS (May)	City of Tumwater Public Works Department 7th Av	Non-project planning action identifying a street connection between Barnes and Bates along the existing 7th Ave right-of-way alignment.
5. MDNS (April)	Allen Orchard PS Berschauer LP 230 Dennis Sr SE	Division of 2.02 acres zoned MFM Density Residential into 24 attached single-family home sites, 5 tree retention tracts, 2 open space, 1 drainage and 1 private road tract.
6. MDNS (June)	Michels Corporation 2431 93rd Ave SW	Construction of a 12,000 sq. ft. office (6000 sq. ft. to be storage) and 13,580 sq. ft. maintenance shop for a company specializing in pipeline & cable installation.

**HEARING EXAMINER**

The Hearing Examiner held FOUR public hearings during APRIL-JUNE 2008.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TVA (May) DSD-08-00035 (May)	Ridgeview Office Park, LLC Jim Phillips 1760-1890 Barnes Blvd. SW	Expand existing parking lot to accommodate overflow needs. Net increase of 4 spaces which will result in a total of 113 spaces.
2. TLP & PUD (June) DSD-08-00041 DSD-08-00043	Allen Orchard Pat Berschauer 230 Dennis St SE	Divide 2.02 acres zoned Multi-Family Medium Density Residential into 24 attached single family home sites.
3. TCUA (June) DSD-07-000018	Ritter Business Park, LLC Scott Ritter 2310 Mottman Rd SW	Construction of five buildings to be used for warehousing. This is a portion of a retail and light industrial business park, consisting of seven buildings including 28 condo
4. TVA (June) DSD-08-00196	Ted Russell 304 5th Ave SW	Variance to construct a single-family residence, five feet from the front property line (edge of Clark St right-of-way), instead of the required 10-foot front yard setback.

**DEVELOPMENT REVIEW PROJECTS**

24 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during APRIL–JUNE 2008.

- THIRTEEN feasibility, EIGHT preliminary, and THREE formal reviews were performed.
- Feasibility, preliminary and formal review applications consisted of:

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (April)	Kim Long Plat Musong Kim 5644 Black Lake Belmore Rd	32-lot subdivision.
2. Feasibility Review (April)	Belmore Ridge Musong Kim 54th Ave SW	100-lot subdivision.
3. Feasibility Review (April)	Thurston Cty. Customer Serv. Ctr. - Rasmussen Triebelhorn 3400 Mottman Rd SW - Oly.	Frontage improvements, water and sewer requirements for development of new Thurston County Customer Service Center on 6.49 acres, with associated parking.
4. Feasibility Review (May)	Roswall Short Plat Terry & Paulette Roswall 6518 Belmore Rd SW	Divide .75 acres parcel into three parcels.
5. Feasibility Review (May)	Custom Source Woodworking Joe Wadsworth 3108 29th Ave SW	Tenant improvement of facility to accommodate an architectural woodwork manufacturing company.
6. Feasibility Review (May)	Tumwater Corporate Park Ted Knapp 93rd Ave & Kimmie St	Placement of a construction trailer.
7. Feasibility Review (May)	Littlerock Road Subdivision W.G. Properties, Inc. 7125 Littlerock Rd SW	11-lot townhome plat and PUD, with one existing single family residence on 1.27 acre site.
8. Feasibility Review (May)	Black Lake Industrial Park Lorenz Schock	Overlay parking lot, install utilities, upgrade stormwater facilities, repair settlement in buildings 2, 3 and 4. Approval for 3 building pads and a BSP to sell individual
9. Feasibility Review (May)	Doelman Urban Village Beaver Creek Acquisition Co 7747, 7831, 7927 Littlerock	Phase I: 16 single-family, 18 duplexes, 48 townhouses, 62 apartments, 64 apartment flats above 9,200 sq. ft. of retail, 7,200 sq. ft. flex space/loft, 6,000 sq. ft. recreation ctr.
10. Feasibility Review (May)	North Star Church Porch Windstar Development 6820 Capitol Blvd SE	Rebuild front stairs and extend porch cover. Remodel side ramp to be ADA accessible. Replace back steps.
11. Feasibility Review (May)	Simmons West The Grainger Group RW Johnson Blvd & Sapp Rd	Develop 3.73 acres into a 25-unit townhome project with associated site improvements.
12. Feasibility Review (June)	Bankuti Short Plat Julius Bankuti 6200 Capitol Blvd SE	Short plat to create two lots.
13. Feasibility Review (June)	Olympia Friends Mtg. House Olympia Friends Meeting 219 B St SW	Replace deck with 6 ft. x 40 ft. deck with roof structure. Repair steeple including flashing and siding replacement. Replace front door and door frame.
14. Preliminary Review (April)	Walgreens / MegaFoods Scott Grainger Trosper Rd & Lakepark Dr	Construction of a 14, 800 sq. ft. Walgreens and remodel of existing Mega Foods store with an 8,000 sq. ft. expansion. Project includes demolition of one structure.
15. Preliminary Review (April)	Harbor Wholesale Office T.I. Kevin Christensen 819 78th Ave SW	Convert approximately 8,000 sq. ft. of warehouse into office space.
16. Preliminary Review (April)	Stonebrook, PUD PacWest 4820 Rural Rd SW	145-lot multi-family residential subdivision.

**DEVELOPMENT REVIEW PROJECTS (continued)**

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
17. Preliminary Review (April)	Big Toys Addition Glenn Wells 7721 New Market St SW	Construction of a 60 ft. x 120 ft. metal building addition to existing warehouse, and relocate existing outside storage racks, with new asphalt paving.
18. Preliminary Review (May)	Walgreens / Mega Foods Scott Grainger Trosper Rd & Lake Park Dr	Construction of a 14,800 sq. ft. Walgreens and remodel of Mega Foods with an 8,000 sq. ft. expansion. Demolition of
19. Preliminary Review (May)	Foster Estates Mike Hovind 7339 Littlerock Rd SW	Divide 10.83 acre parcel into 48 single-family residential lots.
20. Preliminary Review (June)	Stonebrook, PUD Pac West Engineering 4820 Rural Rd SW	145-lot single-family residential subdivision on 10.28 acres.
21. Preliminary Review (June)	Pioneer Park Mixed Use Bldg. Jim Schweickert Capitol Blvd & Tumwater Blvd	Construction of a 19,400 sq. ft., two-level building to include office space, physical training/therapy facilities and a restaurant, with associated parking.
22. Formal Review (April)	Tumwater School District District Office Building 621 Linwood Ave SW	Replace existing Administration Building with new 22,805 sq. ft. building, associated parking and covered play area for adjacent preschool.
23. Formal Review (April)	Eagle Creek Siding Chris Aldrich 7538 Old Highway 99 SE	Construction of a 6,788 sq. ft. office building and 20,000 sq. ft. warehouse on 2.75 acres, with associated site improvements.
24. Formal Review (April)	Tumwater Center South Chris Aldrich 350 North St SE	Construction of two commercial office buildings on approximately .31 acres, with associated site improvements.



CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT  
SECOND QUARTER 2008**

PERMITS, NEW CONSTRUCTION	SECOND QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>1. ONE AND TWO-FAMILY DWELLINGS</b>						
Single Family, Detached	27	\$ 5,319,528	\$ 42,386	39	\$ 8,284,037	\$ 64,234
Single Family, Attached	4	\$ 844,911	\$ 6,473	4	\$ 844,911	\$ 6,473
Single Family, Manufactured	4	N/A	\$ 625	4	N/A	\$ 625
Single Family, Mobile Home	0	N/A	\$ 0	1	N/A	\$ 175
Two-Family Buildings <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	1	\$ 175,906	\$ 1,419
<b>SUBTOTAL:</b>	<b>35</b>	<b>\$ 6,164,440</b>	<b>\$ 49,484</b>	<b>49</b>	<b>\$ 9,304,854</b>	<b>\$ 72,926</b>
<b>2. RESIDENTIAL ACCESSORY STRUCTURES</b>						
Detached Garage/Carport	7	\$ 106,287	\$ 1,815	8	\$ 116,705	\$ 2,010
Residential Accessory Building	2	\$ 54,871	\$ 804	3	\$ 75,235	\$ 1,139
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>9</b>	<b>\$ 161,158</b>	<b>\$ 2,619</b>	<b>11</b>	<b>\$ 191,940</b>	<b>\$ 3,149</b>
<b>3. MULTIFAMILY DWELLINGS</b>						
Three- and Four-Family Apt. <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Five- or More-Family Apt. <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>4. RESIDENTIAL NONHOUSEKEEPING</b>						
Hotels, Motels, Tourist Cabins <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Mobile Home Park <span style="float: right;"># SPACES: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>5. NONRESIDENTIAL</b>						
Amusement/Recreational	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Churches/Religious Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Industrial/Manufacturing Bldgs.	1	\$ 1,410,563	\$ 7,109	1	\$ 1,410,563	\$ 7,109
Commercial Parking Garages	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Service Stations/Repair Garages	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Hospitals/Institutional Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Offices/Banks/Professional Bldgs.	2	\$ 1,351,004	\$ 7,639	4	\$ 7,382,404	\$ 28,401
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Schools/Educational Buildings	0	\$ 0	\$ 0	1	\$ 4,525	\$ 111
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	1	\$ 400,000	\$ 2,674	3	\$ 588,276	\$ 4,325
Other NonResidential Buildings	1	\$ 176,000	\$ 1,419	1	\$ 176,000	\$ 1,419
Structures Other Than Buildings	7	\$ 166,300	\$ 2,120	10	\$ 193,500	\$ 2,613
<b>SUBTOTAL:</b>	<b>12</b>	<b>\$ 3,503,866</b>	<b>\$ 20,962</b>	<b>20</b>	<b>\$ 9,755,268</b>	<b>\$ 43,978</b>
<b>6. ADVERTISING SIGNS</b>						
On Premise Building Sign	12	\$ 29,094	\$ 789	18	\$ 52,344	\$ 1,349
On Premise Freestanding Sign	4	\$ 19,987	\$ 419	4	\$ 19,987	\$ 419
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>16</b>	<b>\$ 49,081</b>	<b>\$ 1,208</b>	<b>22</b>	<b>\$ 72,331</b>	<b>\$ 1,767</b>
<b>TOTAL: NEW CONSTRUCTION</b>	<b>72</b>	<b>\$ 9,878,545</b>	<b>\$ 74,272</b>	<b>102</b>	<b>\$ 19,324,394</b>	<b>\$ 121,821</b>

**PERMITS: EXISTING CONSTRUCTION**

**SECOND QUARTER**

**FISCAL YEAR-TO-DATE**

	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>7. ADDN., REMODELS, REPAIRS, &amp; DEMOS</b>						
Residential Additions	3	\$ 148,368	\$ 1,778	3	\$ 148,368	\$ 1,778
Residential Repairs or Remodels	34	\$ 742,377	\$ 9,392	79	\$ 1,186,951	\$ 17,323
Residential Demolition (1 & 2 units) # UNITS: 3	6	\$ 19,525	\$ 452	16	\$ 73,925	\$ 1,585
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial/Industrial Additions	1	\$ 76,482	\$ 833	1	\$ 76,482	\$ 833
Commercial/Industrial Repairs or Remodels	21	\$ 1,351,212	\$ 11,881	38	\$ 1,961,929	\$ 19,091
Commercial/Industrial Demolition	2	\$ 22,660	\$ 405	3	\$ 32,660	\$ 586
<b>SUBTOTAL:</b>	<b>67</b>	<b>\$ 2,360,624</b>	<b>\$ 24,740</b>	<b>140</b>	<b>\$ 3,480,315</b>	<b>\$ 41,196</b>
<b>8. CONVERSIONS</b>						
Conversions, Residential to Commercial	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Conversions, Commercial to Residential	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL: EXISTING CONSTRUCTION</b>	<b>67</b>	<b>\$ 2,360,624</b>	<b>\$ 24,740</b>	<b>140</b>	<b>\$ 3,480,315</b>	<b>\$ 41,196</b>
<b>GRAND TOTAL: NEW &amp; EXISTING CONSTRUCTION</b>	<b>139</b>	<b>\$ 12,239,169</b>	<b>\$ 99,012</b>	<b>242</b>	<b>\$ 22,804,709</b>	<b>\$ 163,017</b>

**FEES COLLECTED**

	NO.	FEES		NO.	FEES
<b>9. DEVELOPMENT SERVICES</b>			<b>C. ENGINEERING SERVICES</b>		
<b>A. PLANNING AND ZONING</b>			Water Plan Check	6	\$ 3,880
Zoning and Land Use	2	\$ 675	Water Inspection	5	\$ 14,153
Land Division	10	\$ 15,645	Sewer Plan Check	6	\$ 4,102
Environmental Review	5	\$ 1,700	Sewer Inspection	3	\$ 15,520
Shoreline Permits	0	\$ 0	Street Plan Check	15	\$ 7,490
Site Plan Review	24	\$ 3,850	Street Inspection	7	\$ 8,066
Variances and Appeals	1	\$ 100	Bond Processing	8	\$ 2,040
Wireless Facility Permits	0	\$ 0	Excavation Permit	54	\$ 6,474
Miscellaneous Planning & Zoning	57	\$ 4,379	Stormwater Plan Check	9	\$ 4,993
<b>B. BUILDING AND FIRE SAFETY</b>			Stormwater Inspection	5	\$ 23,207
Bldg/Mech Plan Checks	250	\$ 110,827	Telecom Franchise	0	\$ 0
Building Permits	139	\$ 99,012	Third-Party Review	8	\$ 21,000
Mechanical Permits	68	\$ 6,586	<b>D. TOTAL DEPARTMENT FEES</b>		
Plumbing Permits	61	\$ 6,555	PLANNING AND ZONING	99	\$ 26,349
Fill and Grading Permits	5	\$ 1,334	BUILDING & FIRE SAFETY	587	\$ 233,489
Underground Storage Tanks	2	\$ 109	ENGINEERING SERVICES	118	\$ 89,925
Footings and Foundations	0	\$ 0		<b>804</b>	<b>\$ 349,762</b>
Fire Alarm/Fire Sprinkler	21	\$ 4,333			
Investigation/Reinspection Fee	14	\$ 3,183			
Certificates of Occupancy	27	\$ 1,550			
<b>10. OTHER DEPTS.</b>			<b>10. OTHER DEPTS (cont)</b>		
Water Connection	56	\$ 175,354	Impact Fee, Roads	34	\$ 67,693
Water Meter Drop	56	\$ 16,785	Impact Fee, Parks	32	\$ 33,639
Water Install	0	\$ 0	Impact Fee, Fire	52	\$ 12,382
Sewer Connection	55	\$ 110,916	Traffic Mitigation	2	\$ 13,899
Sewer Tap	3	\$ 400	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0	<b>11. OTHER AGENCIES</b>		
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	State Bldg Code Fee	140	\$ 630
Frontage Improvement FILO	0	\$ 0	Sewer CDC (LOTT)	55	\$ 201,454
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	0	\$ 0
Regional Storm Drain	1	\$ 7,060	School SEPA, Tumwater	21	\$ 81,963

**DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS**

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
SECOND QUARTER 2007	153	\$ 20,195,354	\$ 144,839	\$ 575,652
SECOND QUARTER 2008	139	\$ 12,239,169	\$ 99,012	\$ 349,762
2007 CUMULATIVE	266	\$ 35,718,599	\$ 261,572	\$ 951,864
2008 CUMULATIVE	242	\$ 22,804,709	\$ 163,017	\$ 662,663

**FY 2008 REVENUE SUMMARY: 60.6% OF FY 2008 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 06/2008**

**FY 2008 EXPENDITURE SUMMARY: 47.2% OF FY 2008 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 06/2008**